



three
stockport
exchange

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3 Stockport Exchange, a 64,000 sq ft Grade A office building featuring a stunning communal roof terrace is now complete, alongside a 399 space multi-storey car park with a green wall façade, marking the completion of the next phase of this £150 million flagship scheme.



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SECURE ACCESS
TO THE OFFICE SPACES
VIA SPEED GATES

**FULLY STAFFED RECEPTION
WITH SEATING AREAS**



Schedule of accommodation

	sq ft	sq m
Ground Floor	7,226	671
First Floor	11,222	1,043
Second Floor	11,381	1,057
Third Floor	11,382	1,057
Fourth Floor	11,384	1,058
Fifth Floor	Let to Hurst	
Total available	45,369	4,215

Floors can be subdivided

EFFICIENT AND ADAPTABLE FLOOR PLATES



EXCEPTIONAL FEATURES AND QUALITY FINISHES



38 cycle racks,
4 showers, lockers
and drying room



Dedicated
on-site parking



Floor to ceiling
height of 2.85m
on upper floors



Ground floor
floor to ceiling
height of 3.87m



VRF comfort
cooling and
heating system
at 1:8 sq m



Three 13-person
high speed
passenger lifts



High speed fibre
infrastructure provided
by BT Openreach and
Virgin Media



26 EV
charging
points



Self-contained
entrance to
ground floor unit



Fresh air rates
of 12 litres per
second



Air tightness
of 3m³



Energy efficiency
rating of 'A'



BREEAM
Excellent rating

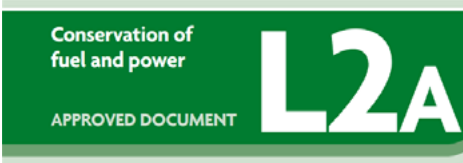


LED lighting

SUSTAINABILITY ACCREDITATIONS

APPROVED DOCUMENT L2A COMPLIANCE

Approved Document L2A: ‘Conservation of fuel and power in new buildings other than dwellings’ covers the energy efficiency requirements for buildings and sets out carbon emissions targets. The building design achieves a significant reduction in those targets set within Part L through the use of improved building fabric specification and air tightness, solar shading, heating and cooling via high efficiency heat pumps, low energy LED lighting and daylight linked lighting control. The building only uses electricity and does not rely on fossil fuels.



BREEAM ‘EXCELLENT’

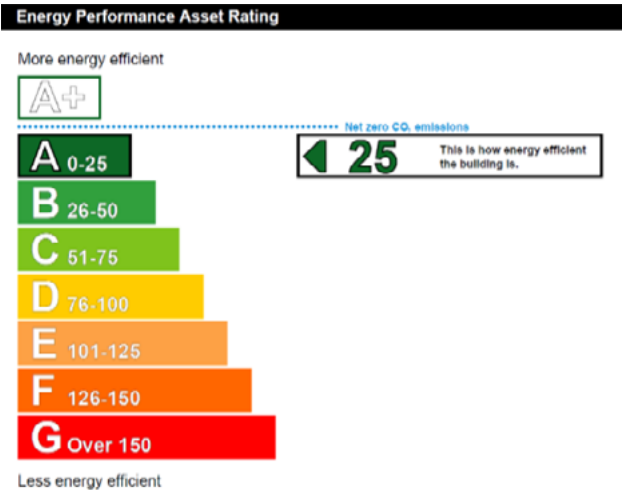
BREEAM is an environmental assessment method used to evaluate and score new buildings across a range of categories which include Management, Health and Wellbeing, Energy, Transport, Water, Materials, Waste, Land Use and Ecology, Pollution and Innovation.



EPC ‘A’

An EPC rates the energy efficiency of a building on a scale of A to G, where A is very efficient, and G is the least efficient. The energy rating is based on the characteristics of the building (fabric) and its services (heating, cooling, lighting etc.).

Achieving an A rated EPC would put 3 Stockport Exchange in the top 3% of all Non-Domestic EPCs lodged in England over the last ten years.



SUSTAINABLY MANAGED

“Addressing the climate emergency is a priority at Muse, which is why we’re taking major steps with our partners to delivering sustainable development within the built environment.”

Ella Woodward, Muse Places



COMMUNAL ROOF TERRACE

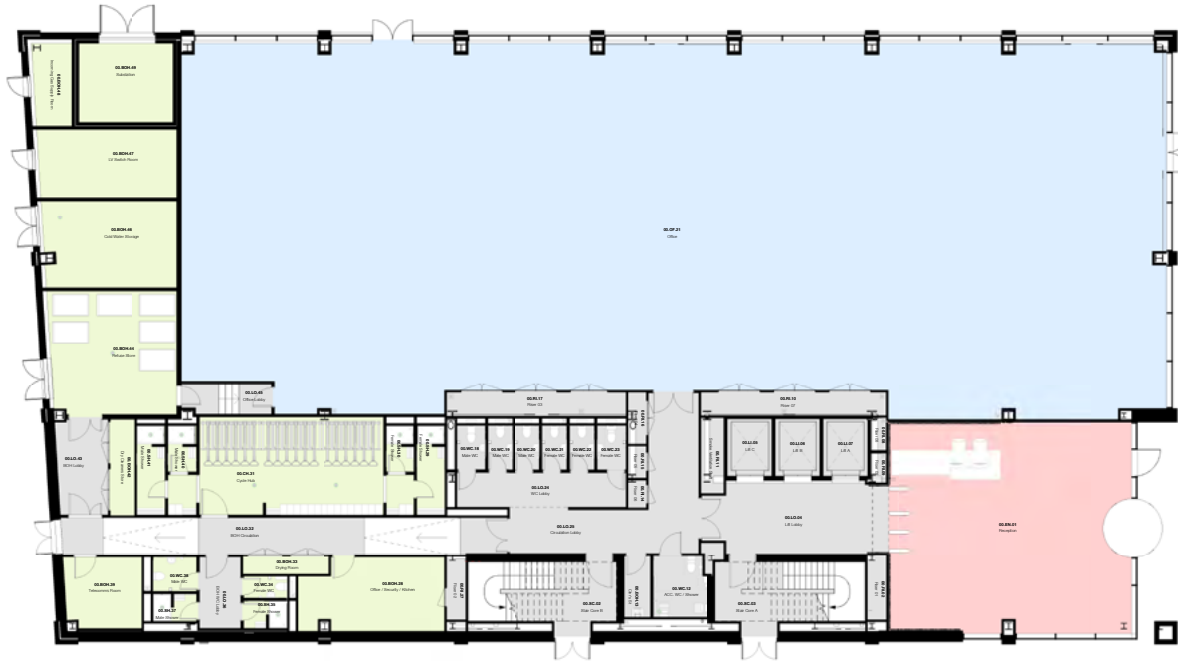
The inspiring communal roof terrace with panoramic views provides a space for client events, functions and time to pause.



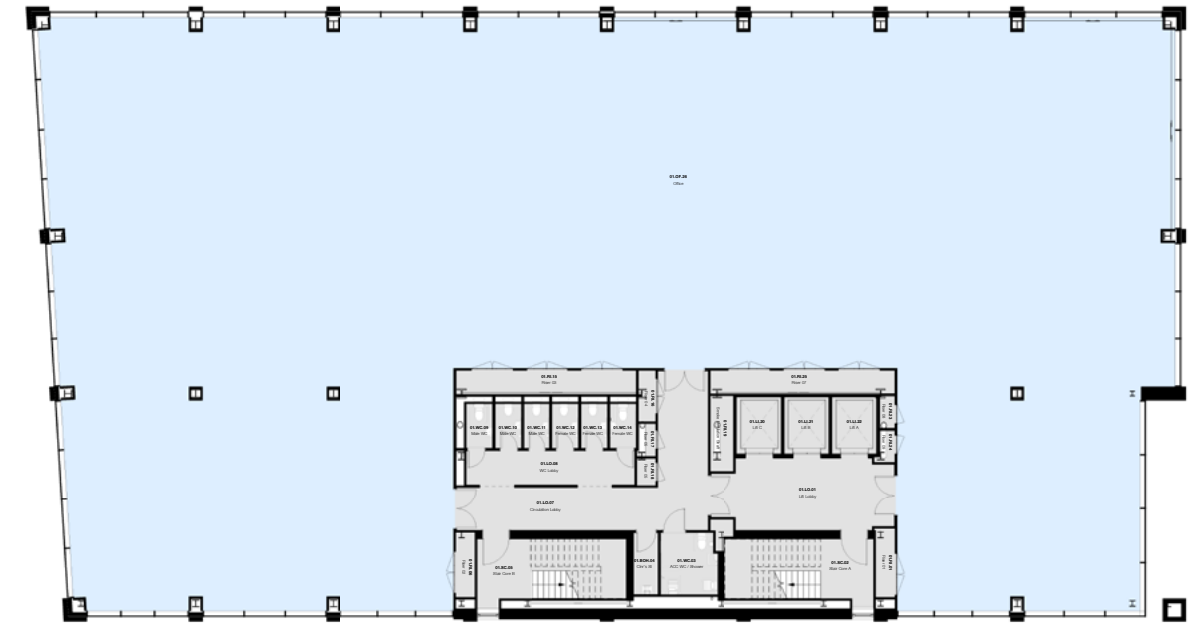


FLOOR PLANS

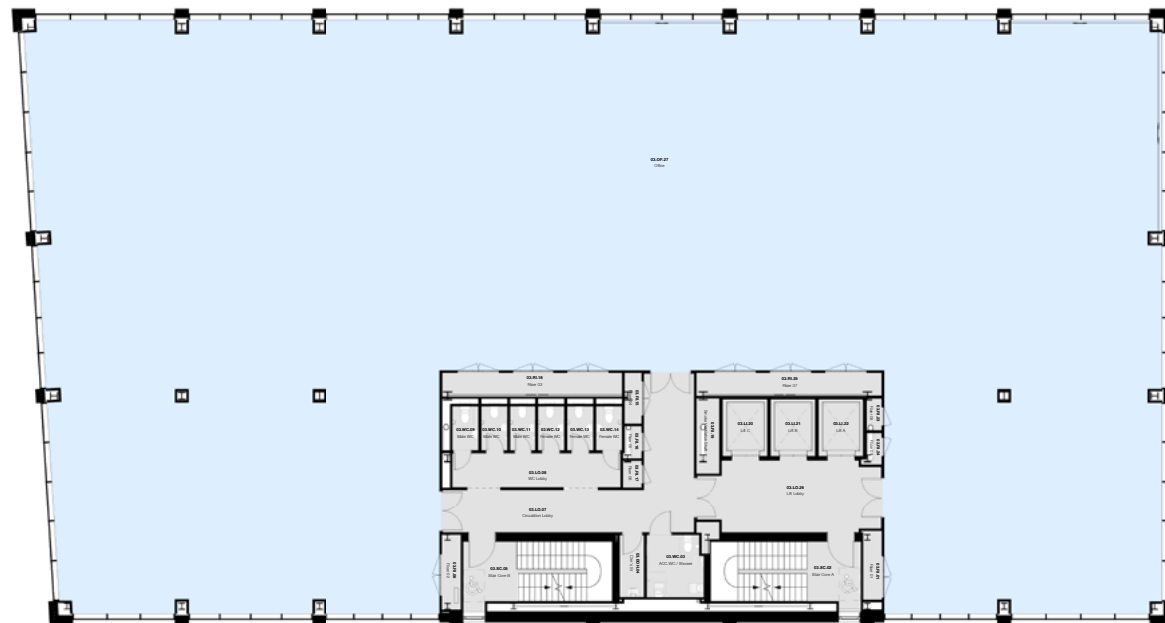
Ground Floor



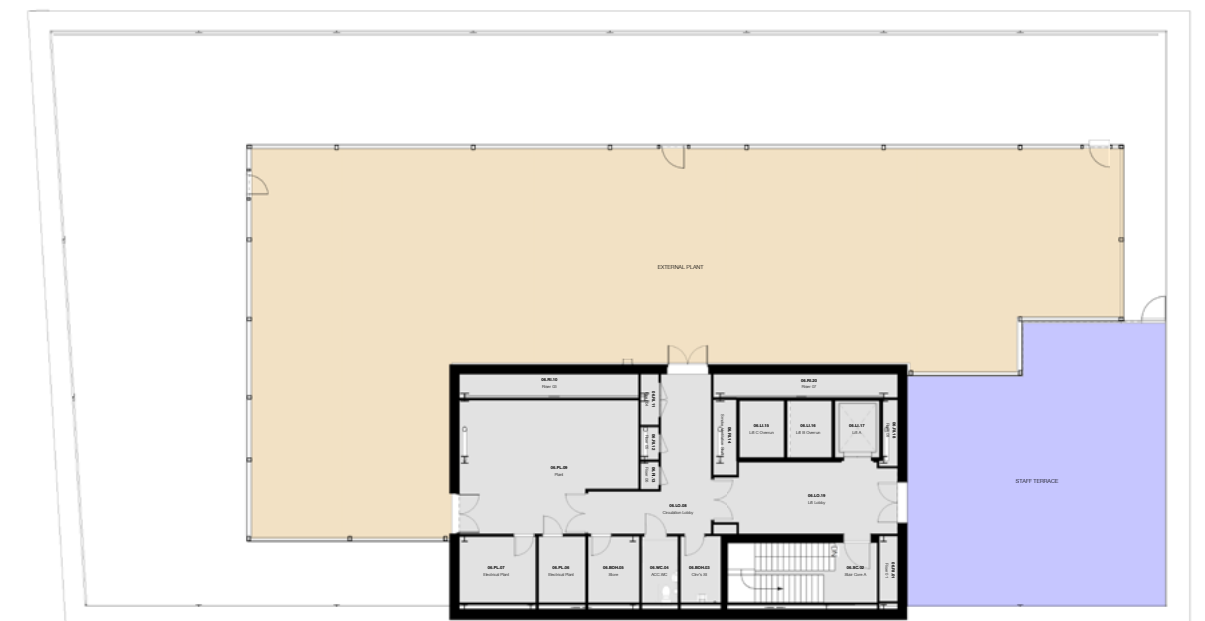
First Floor



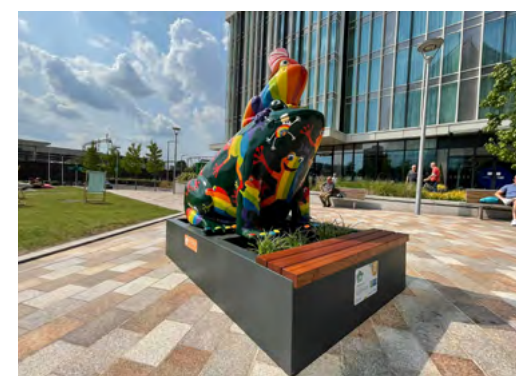
Typical Floor



Rooftop



EVENTS AND INSTALLATIONS



There is always something exciting going on at Stockport Exchange, from food trucks, to installations and artwork from artists and the local community.

**“STOCKPORT IS THE
NEW BERLIN”**
MANCHESTER DJ
LUKE UNABOMBE

CONNECTED

Direct links to Manchester’s innovation district, Oxford Road Corridor, with it’s 42,000 residents, 8,800 businesses, 74,000 students and 79,000 employees.

MOVE FORWARD WITH STOCKPORT

TALENT

With 6 Universities Greater Manchester has the largest higher education (HE) international student population outside of London with over 21,000 international students from more than 160 different countries.

**“SOMETHING SPECIAL IN THE AIR”:
NEW BARS, ART, MUSIC AND RESTAURANTS ARE
TURNING HEADS IN STOCKPORT” -THE GUARDIAN**

COMMUNITY

Home to over 13,000 businesses who find the ideal environment and support they need to start-up and grow in Stockport.

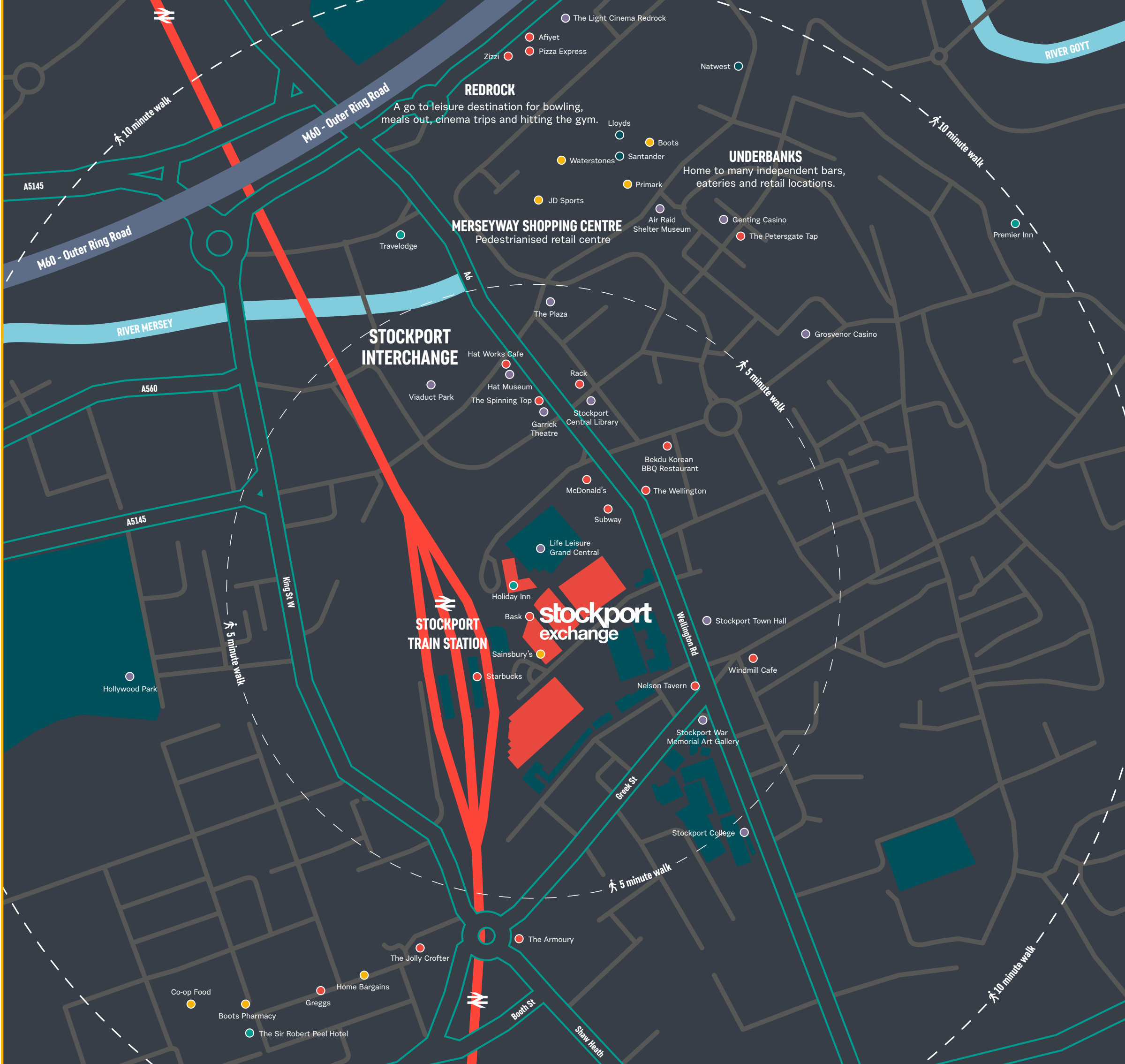
**STOCKPORT HAS BEEN NAMED THE
‘BEST PLACE TO LIVE IN THE NORTH WEST’
IN THE SUNDAY TIMES’ BEST PLACES TO
LIVE GUIDE (MARCH 2024)**

AMENITIES

It's not all work, no play. Whether you are looking for small independent restaurants or established brands you know you can trust, Stockport has a thriving leisure community of bars, markets, microbreweries, shopping facilities and museums on your doorstep.

Key:

- Restaurants / Bars
- Retail / Convenience
- Leisure / Tourism
- Hotels
- Banks



AT THE HEART OF STOCKPORT'S £1BILLION TRANSFORMATION

Stockport is undergoing a huge £1bn transformation and the council's regeneration plans are at the heart of this. With a number of major projects currently underway, and more exciting plans to be announced, Stockport is leading the way as a great place to live, work, play and connect.



St Thomas' Gardens

Bringing our historic buildings back into use. The former workhouse and infirmary buildings will be at the heart of a multi-generational, affordable new neighbourhood. Look out for further details.



Merseyway

Improvements to Merseyway and investment in new public realm is breathing new life into the shopping centre and attracting more people to the town. JD Sports and Poundland will soon open new stores in the redeveloped former BHS unit.



Weir Mill

An exciting new development which will create a new residential community of 253 high quality apartments in the historic Weir Mill and two new buildings, retail and event space as well as large areas of public realm and a new riverside walkway that links to the Interchange.



Redrock

Stockport's must visit leisure destination – cinema, new bowling facility, restaurant, gym and much more!



**stockport
exchange**



Stockport Interchange

Stockport's enviable location and great accessibility has got even better! The new state-of-the-art transport hub with a two-acre rooftop park, a riverside walkway as well as a new bridge connecting it to the train station has opened.



Market & Underbanks

£11m investment in the heart of Stockport. The historic heart is proving to be a popular choice, with many small businesses attracted to its creative and independent ethos. New homes, shops, bars and restaurants complete the picture – with the national press tipping this unique area as a great place to visit!



Stockroom

Supported by the Future High Streets Fund, Stockroom will provide an accessible, family friendly learning and discovery space in the heart of the town centre, attracting thousands of new visitors.

STOCKPORT 





**A TRAIN STATION ON
YOUR DOORSTEP**
**MANCHESTER IN
EIGHT MINUTES,
LONDON IN UNDER
TWO HOURS**

Over 200 trains to Manchester every day from Stockport train station, with a train every 10/15 mins.

WE'RE MOVING FAST



OUR VISION



three
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Occupier Car Park

- 1 Stockport Exchange - Completed 2016 and fully let
- 2 Stockport Exchange - Completed 2020 and fully let
- 3 Stockport Exchange - Completed 2024
- 4 399 space Stockport Exchange Occupier Car Park - Completed 2024
- 5 NCP Car Park - Completed 2014
- 6 115-bed Holiday Inn Express - Completed 2015
- 7 8 9 Future Commerical Phases
- 10 Future Residential Phase
- 11 Life Leisure Centre Olympic Size Pool and Gym
- 12 Stockport Train Station

→ OUR COMMUNITY



“Stockport has always worked very well for us from a client and team perspective. It’s a great place to be and is firmly on the map for business and leisure. When it came to looking at locations in the town, 3 Stockport Exchange stood out because of its environmental credentials and its superb public transport links, which offer easier access to staff and thereby will broaden our recruitment appeal even further as we look to expand the firm.”

Tim Potter, Managing Director of Hurst

“We’ve been really successful in attracting high calibre businesses to Stockport Exchange, due to its fantastic location and high quality design. Confidence from the private sector in Stockport is a great endorsement and more and more businesses are choosing to relocate here.”

Paul Richards, CEO of Stockport MDC
Director of Development & Regeneration, Stockport Council

“What’s not to love about Stockport Exchange. A beautiful setting, right on the doorstep of the station, with a modern spec, and a beautiful sunset to take in, whilst sipping a cold drink from Bask.”

Benji Taylor, BASK

“We’re eight minutes from Manchester by train and the road and air links are ideal for national and international travel.”

Steve Oliver, CEO musicMagpie and
Chair of Stockport Economic Alliance

For any letting enquiries
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 **CUSHMAN &
WAKEFIELD**

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stockportexchange.com





three stockport exchange

Developer

MUSE

Partner



STOCKPORT
METROPOLITAN BOROUGH COUNCIL



Delivered with support of

GMCA GREATER
MANCHESTER
COMBINED
AUTHORITY



European Union
European Regional
Development Fund

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Brochure designed by cuckoodesign.com. May 2024.